

Summary of the Minutes
April 13, 2015
City of Binghamton Planning Commission
City Council Chambers, City Hall

An audio recording of this proceeding is on file with the Department of Planning, Housing and Community Development.

CALL TO ORDER

Chairman Corcoran called the meeting to order at 5:15 pm.

ROLL CALL

Present: N. Corcoran, M. Grogan, T. Scanlon, R. Brooks, A. Ospelt,

Absent: J. Chanecka

Staff Present: M. Giurastante, H. VanHouten, J. Berling

APPROVAL OF MINUTES

March minutes were approved.

PUBLIC HEARINGS

120 HAWLEY STREET (2015-07)

Fred Deets appeared to provide information on the revised site plan modification to add 11,500 sq ft addition on a previously approved 27,000 sq ft, two (2) story mixed-use facility for light industrial research and development located in the C-2, Downtown Business District and R-3, Residential Multi-Unit Dwelling District. He informed board of minor changes to site plan.

Chairman Corcoran opened the public hearing. No one spoke in favor or against the project. The public hearing was then closed.

Corcoran made a motion to declare a negative declaration. The motion was seconded by Scanlon and unanimously approved.

Corcoran then made a motion that the requirements of 410-47 for Series A site plan review has been met. The motion was seconded by Scanlon and unanimously approved.

162 & 166 MAIN STREET (2015-06)

Sarah Campbell, attorney, appeared to provide information on the revised site plan for a 2,695 sq ft drive-through restaurant in C-1 Commercial District. The drive-through area was replaced with green space, an exclusive means of egress was established and a bike path had also been included. BMTS satisfied with new plans and ZBA approved. CAUD approved was still needed.

Chairman Corcoran opened the public hearing. Joseph Mihalko spoke in favor of the project, believes it is a good use of the property. No one spoke in opposition of the project. Public hearing then closed.

Corcoran made a motion to establish a negative declaration, seconded by Ospelt. The motion was unanimously approved.

Corcoran then made a motion that the requirements of 410-47 for Series A site plan review had been met, seconded again by Ospelt. The motion was unanimously approved.

1168 VESTAL AVENUE

Jeffrey Fienberg and Matt Naparela appeared to provide information on Series A Site Plan Review to construct a drive-through restaurant in C-4, Neighborhood Commercial District. The area variances had not yet been secured and easements were still being discussed.

Chairman Corcoran opened the public hearing. Anne Sifl spoke in support of the project, believes proposed project will positively benefit community. No one spoke against the project.

Public hearing for this project remained open until next meeting due to inconclusive traffic study results.

SEQR DETERMINATION

103 SUSQUEHANNA ST (2015-10)

Sheryl Sacko appeared to provide information for the project. Applicant proposed the conversion of the existing 5,600 sq ft, two-story structure into a multi-family dwelling, yielding five units with four bedrooms per unit. Other modifications include: parking waivers, handicap parking space, bicycle parking, garbage disposal (blue city garbage bags) and down lighting.

Could not make final approval due to pending parking waiver request.

Chairman Corcoran opened the public hearing. No one spoke in favor or against the project. The public hearing was then closed.

Corcoran made a motion to declare the proposed action an unlisted action for State Environmental Quality Review, seconded by Brooks. Motion was unanimously approved.

Corcoran made a motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act, seconded by Grogan. The motion was unanimously approved.

Corcoran made a motion to set a public hearing on May 11, seconded by Grogan. The motion was unanimously approved.

362 STATE STREET (2015-09)

Steven Mushak and Eric Leonard appeared to provide information on the project. Applicant sought to establish a 3,600 sq. ft. light industrial/personal instruction and improvement facility in the C-1 Service Commercial District. Other modifications for this project include parking.

Corcoran made a motion to declare the proposed action an unlisted action for State Environmental Quality Review, seconded by Grogan. The motion was unanimously approved.

Corcoran made a motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act, seconded by Brooks. The motion was unanimously approved.

Corcoran made a motion to set a public hearing on May 11, seconded by Grogan. The motion was unanimously approved.

OTHER BUSINESS

Dr. Juliet Berling, Director of Planning, Housing, and Community Development, informed the Planning Commissioners that she is looking into training opportunities for all the boards and commissions.

ADJOURNMENT

Brooks made a motion to adjourn, seconded by Corcoran, unanimously approved.

The meeting adjourned at 8:34 pm.